

MARIN COUNTY
COMMUNITY DEVELOPMENT AGENCY
ALEX HINDS, DIRECTOR

April 29, 2008

Cathy Creswell
California Department of Housing and Community Development (HCD)
1800 3rd Street, Room 430
Division of Housing Policy
Sacramento, CA 94252-2053

Dear Ms. Creswell:

Enclosed please find the annual Housing Element progress report for 2008 as approved by The Board of Supervisors of the County of Marin on April 28, 2008. Please feel free to contact me at (415) 499-6697 or through e-mail at lthomas@co.marin.ca.us if you have any questions.

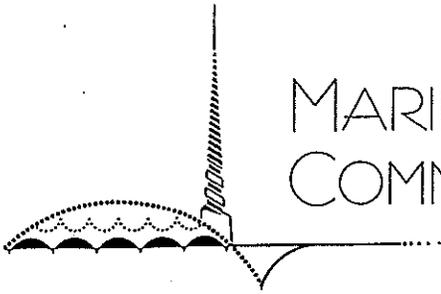
Regards,

Leelee Thomas
Principal Planner

Enclosure: 2008 Annual Report on Housing Element Progress

HOUSING POLICY
DEVELOPMENT, HCD

APR 30 2009



MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY.

BRIAN CRAWFORD, DIRECTOR

April 28, 2009

Board of Supervisors
County of Marin
3501 Civic Center Drive, Room 325
San Rafael, CA 94903



Dear Supervisors:

SUBJECT: Annual Housing Element Report.

RECOMMENDED ACTION: Accept the Annual Report on the status of the State Certified Housing Element and direct staff to submit to the State Department of Housing and Community Development (HCD).

SUMMARY: Government code section 65400 (b) (2) requires California Cities and Counties to provide an annual Housing Element report to the State of California Housing and Community Development Agency (HCD) and to the California Office of Planning and Research (OPR). This report describes accomplishments and challenges to achieve implementation of housing related programs as defined in the adopted Housing Element of June 3, 2003.

FISCAL/STAFFING IMPACT: None

REVIEWED BY:	<input type="checkbox"/> Auditor Controller	<input checked="" type="checkbox"/> N/A
	<input type="checkbox"/> County Counsel	<input checked="" type="checkbox"/> N/A
	<input type="checkbox"/> Human Resources	<input checked="" type="checkbox"/> N/A

Respectfully submitted,


Leelee Thomas
Principal Planner


Brian C. Crawford
Director

Attachment: 2008 Annual Report on Housing Element Progress

C1-36

COUNTY OF MARIN

2008 Annual Report on Housing Element Progress

April 2009

**Leelee Thomas
Affordable Housing Program**

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Accomplishments and Highlights of Key Program Activities for 2008

1. One hundred percent of all sites identified to meet the Regional Housing Needs Allocation (RHNA) numbers have been zoned to all target number of units and income limits. There are 50 total programs in the adopted housing element. All except three of the programs have been completed or are on going. Additional tasks and programs have been added to build upon success.
2. \$2,216,120 of new funds were awarded to Marin County through competitive grant applications for affordable housing development during this Housing Element period.
3. The County of Marin funded 157 new units of affordable housing through the Housing Trust Fund.
4. The Marin Housing Help website, which provides information regarding rental and ownership housing opportunities as well as information for developers, was updated and integrated more completely into the Community Development Agency web site.
5. Manage In-Lieu Housing Trust Fund of \$3,535,333.73
6. The Toussin Affordable Senior Apartments received planning approval without any community opposition. The Board of Supervisors awarded \$200,000 to the project. Funding from a number of additional sources has been secured, including Project based section 8 vouchers from the Housing Authority and grant and loan funds from the Marin Community Foundation. The developer is preparing a 9% tax credit application for submittal in June.
7. Applied for and received designation as a proposed Priority Development Area (PDA) through the Association of Bay Area Governments (ABAG) regional planning initiative, Focus.
8. In May 2008, the County of Marin initiated the Marin Housing Workbook, a collaboration of the County's twelve jurisdictions to collect resources and provide the framework for 2009 Housing Element Updates. In November 2008, the County initiated the 2009 Housing Element Update.
9. Through the publication of the Marin County Affordable Housing Inventory 2008, the County of Marin surveyed all affordable housing providers and developed a comprehensive picture of income-restricted housing across all the Marin jurisdictions.
10. Based on findings from a 2007 nexus study, the County of Marin adopted an ordinance in October 2008 which enacted an Affordable Housing Impact Fee that applies to all new single-family home over 2,000 square feet and tear-downs and remodels that result in more than 500 square feet of new space for a total of 2,000 square feet or more. This effort represents an alternative way to provide funding for affordable housing in spite of the limited residential and commercial development in the County.
11. In August 2008, amendments were made to the development code to clarify, correct and update the County's inclusionary policy and to comply with the State density bonus law.
12. The County of Marin conducted a second unit survey, completed in August 2008, to document the success of the second unit amnesty program, the increase of safe and decent affordable housing stock and the affordability of second units for households of various sizes in Marin.

Summary of Housing Element Programs and Housing Needs (January 1999- December 2008)

Status as of 12/08

Very Low Income
Low Income
Moderate Income
Subtotal Affordable Units
Above Moderate Income
Total

	65	101	36	202	14	216
Second Units	65	101	36	202	14	216
Attached and Detached Single Family Homes	0	10	21	31	705	736
Market Rate Rentals (Multi-Family)	0	0	26	26	9	35
Subtotal from Miscellaneous Housing Programs*	65	111	83	259	728	987
Housing from Potential Sites						
Gates Cooperative	30	4	4	38	0	38
Gibson House (Bakery)	7	1	0	8	0	8
Oakview	7	14	30	51	52	103
Marin City Church	0	0	6	6	0	6
						Approved.
						Approved for 50 units, 20 shifted from very low-to-low.
Fireside Motel	50	0	0	50	0	50
Point Reyes Affordable	10	16	8	34	0	34
Toussin Senior Housing (Ross Hospital)	0	9	4	13	0	13
Bolinas Gas Station (BoGas)	8	0	0	8	0	8
Strawberry Shopping Center	0	4	1	5	0	5
Sand Castle	0	1	3	4	0	4
CLAM		2		2		2
Total Units Anticipated^+	177	162	139	478	780	1258
Regional Fair Share Housing Need	85	48	96	229	292	521
Percent of ABAG Need Expected to be Met	208%	338%	145%	209%	267%	241%

Note: For market-rate units, 3% of single family (mostly townhomes) and 75% of multi-family units are expected to be affordable to moderate income households.
 ^We assumed that any single family home built was above moderate except for inclusionary units.
 *Source: DOF Annual Reports of Building Permits Finalized
 +Source: Building Permits, County of Marin Building and Safety Division

**Adopted Housing
Element Target
Year**

Implementing Program Title

Status

1.0 Work Together to Achieve the County's Housing Goals

H1.A	Coordinate Neighborhood Meetings	2002	Ongoing
H1.B	Conduct Community Outreach Activities	Ongoing	Ongoing
H1.C	Prepare and Update Public Information Materials	2003	Ongoing
H1.D	Collaborate to Implement an Inter-Jurisdictional Strategic Action Plan for Housing	2002	Ongoing
H1.E	Undertake Coordinated Lobbying Efforts	2003	Ongoing
H1.F	Require Non-discrimination Clauses	2002 and Ongoing	Ongoing
H1.G	Respond to Complaints	Ongoing	Ongoing

2.0 Maintain and Enhance Existing Housing and Blend Well-Designed New Housing into Existing Neighborhoods

H2.A	Exceed Title 24 Requirements and Establish "Green" Building Standards and Processes	2003	Ongoing
H2.B	Clarify and Adopt Criteria for Use in Residential Design Review Process	2003	Complete
H2.C	Link Code Enforcement with Public Information Programs	2002	Ongoing
H2.D	Assist in Maximizing Use of Rehabilitation Programs	2003	Ongoing
H2.E	Monitor "At Risk" Units and Acquire Existing Affordable Rental Housing	2004	Ongoing
H2.F	Constraints on the Development, Maintenance and Improvement for Persons With Disabilities	2003	Ongoing

3.0 Use Our Land Efficiently to Meet Housing Needs and to Implement 'Smart' and Sustainable Development Principles

H3.A	Complete a Non-Residential Jobs/Housing Linkage Study	2002	Complete
H3.B	Adopt a Job/Housing Linkage Ordinance	2004	Complete
H3.C	Identify Existing Employee Housing Opportunities	2003	Complete
H3.D	Establish Zoning for Live/Work Opportunities	2002-2004	Complete
H3.E	Apply CEQA Exemptions and Expedited Review	2002	Ongoing
H3.F	Modify Multi-Family Sites Zoning	2004	Complete
H3.G	Seek Increased Multi-Family Housing Opportunities	2004	Complete
H3.H	Zone and Provide Appropriate Standards for SRO Units and Efficiency Apartments	2004	Complete
H3.I	Encourage Co-Housing, Cooperatives, and Similar Collaborative Housing Development.	2005	Ongoing
H3.J	Evaluate Government Property for Housing Potential	2004	Complete
H3.K	Encourage Transfer of Development Rights (TDR)	2004	Ongoing
H3.L	Review and Update Parking Standards	2004	Complete
H3.M	Establish Transit Oriented Development (TOD) Zoning Standards	2004	Complete
H3.N	Identify and Designate TOD Sites	2004	Complete
H3.O	Conduct a Survey of Potential Mixed Use Sites	2002	Complete
H3.P	Prepare a "White Paper" on Mixed Use Housing Development Feasibility	2003	Additional Resources needed
H3.Q	Establish Mixed Use Development Standards and Incentives	2004	Complete
H3.R	Link to Funding Resources	2002	Complete

H3.S	Conduct a Detailed Affordable Housing Sites Feasibility Study	2003	Complete
H3.T	Enact Density Bonus Zoning and Other Incentives	2004	Complete
H3.U	Prepare a "White Paper" on Ways to Facilitate Smaller Affordable Housing Projects	2004	Complete
H3.V	Develop an "Affordable Housing Overlay Zone" Zoning Designation	2005	Complete
H3.W	Work with the Marin Housing Authority	2002 and Ongoing	Ongoing
H3.X	Revise the Inclusionary Housing Regulations	2003	Phases a, b and e Complete
H3.Y	Modify Second Unit Development Standards and Permit Process	2004	Complete
H3.Z	Establish an Amnesty Program for Un-Permitted Second Units	2004	Complete

4.0 Provide for Special Needs Populations that is Coordinated with Support Services

H4.A	Government Employees Housing	2003	Complete
H4.B	First Time Homebuyer Programs	2003	Complete
H4.C	Coordinate Efforts in the Effective Use of Available Rental Assistance Programs	Ongoing	Ongoing
H4.D	Engage in a Countywide Efforts to Address Homeless Needs	2002	Complete

5.0 Build Local Government Institutional Capacity and Monitor Accomplishments to Respond to Housing Needs Effectively Over Time

H5.A	Update Housing Trust Fund Ordinance and Operating Procedures	2003	Ongoing
H5.B	Coordinate Funding Among Development Proposals	Ongoing	Ongoing
H5.C	Support Establishment of a Countywide Housing Data Clearinghouse; HAT	2002	Additional Resources needed
H5.D	Support Establishment of a Permanent County "Affordable Housing Strategist" Position	2002	Complete
H5.E	Conduct an Annual Housing Element Review	Annually	Complete
H5.F	Support Establishment of a Countywide Housing Assistance Team (HAT)	2002	Additional Resources needed
H5.G	Conduct Staff Training	2003	Ongoing
H5.H	Update the Housing Element Regularly	2006	Ongoing

Work Program Activities for 2006 - 2009

1. **Spring 2006 - Adoption of the Ten-Year Homeless Plan. *Complete*
2. **Summer 2006 – Evaluate existing Below Market Rate Program to consider equity share model and program changes. *Complete. No changes to resale restrictions.*
3. *Summer 2006 – Implement and provide training to CDA staff on SB 1818 State Density Bonus. *Complete*
4. *Fall 2006 - Adoption of the new Second Unit Amnesty Program. *Complete*
5. **Fall 2006 – Offer lower interest loans to county employees. *Complete*
6. **Winter 2006 – Work with CDA staff to integrate affordable housing into community plan updates. *Ongoing.*
7. *Spring 2007 – Amend inclusionary zoning ordinance requirement for lot subdivisions of less than 11 units where owner is not the developer. *Considered, no change needed.*
8. **Spring 2007 – Adopt preference policy. *Complete*
9. **Spring 2007 – Work with other jurisdictions to encourage fee reductions that result in cost barriers to develop second units throughout the county. Specifically with Community Service Districts, water and sewer agencies, PG&E, and DPW/TAM. *Complete*
10. *Spring 2008 - Adoption of the new Large Home ordinance. *Complete. Nexus study provided the basis for Affordable Housing Impact Fee, which went into effect on January 1, 2009.*
11. *Spring 2008 – Update and probable increase of In Lieu fees (last revised in 1998). *Complete.*
12. *Summer 2008 – Second Unit follow up survey. *Complete.*
13. **Spring 2008 – Update condominium ordinance to require replacement housing and meet or exceed inclusionary zoning requirement (currently tied to replacement and rental vacancy rate). *To be included in Housing Element update.*
14. **Fall 2008 – Develop “Craig’s List” type website for county employees to share housing opportunities or shared housing arrangements. *Not needed, as employees prefer existing resources.*
15. **Fall 2008 – Work with the Marin Housing Authority to expand and find funding source for the Shared Housing Program. *Marin Housing is no longer pursuing this program due to funding and staff reductions.*
16. **Ongoing – Continue to participate in the Marin Workforce Housing Trust, providing technical assistance, affordable housing project management, grants and loans; monitor affordable housing trust fund and other program assets.
17. **Ongoing – Monitor and participate in the Redevelopment Agency activities and programs, monitor and recommend support or rejection of legislative platforms that impact affordable housing, continue to participate on the Fair Housing and Discrimination Task Force, and improve data tracking system to capture second unit development through construction.

*Required in Housing Element

**Additional activities

